

EXHIBIT 8

American Freight Furniture and Mattress
 American Freight Furniture and Mattress #180
 1544 State Road 436 (Semoran)
 Winter Park, FL 32792
 (RI File #1873

Filing Date: November 3, 2024

Rejection Date: December 31, 2024

Lease Information		
Lease Commencement	04/22/19	
Expiration Date	07/31/29	
Current Base Monthly Rent	\$22,051.92	

Administrative Claim *Includes Florida Sales Tax		
*2024 Tax Reconciliation 11/4/2024-12/31/2024	\$880.29	
*2024 Insurance Reconciliation 11/4/2024-12/31/2024	\$3,406.00	
*2024 CAM Reconciliation 11/4/2024-12/31/2024	\$1,166.03	
Total		\$5,452.32

Bankruptcy Code section 502(b)(6) Claim Analysis		
- Greater of 1 Year of Rent (including NNN Costs) or - 15% of Rent (Capped at 3 Years) for Remaining Lease Term		
1 Year of Rent	\$492,905.57	
3 Years of Rent	\$1,478,716.71	
Remaining Rent	\$1,869,946.82	
15% of Remaining Rent	\$280,492.02	
Allowed 502(b)(6) Claim		\$492,905.57

Pre-petition Claim *Includes Florida Sales Tax		
*2021-2023 Tax Reconciliation 1/1/2021-12/31/2023	\$3,857.96	
*2024 Tax Reconciliation 1/1/2024-11/3/2024	\$4,432.49	
*2023 Insurance Reconciliation 1/1/2023-12/31/2023	\$12,621.70	
*2024 Insurance Reconciliation 1/1/2024-11/3/2024	\$18,087.03	
*2022-2023 CAM Reconciliation 1/1/2022-12/31/2023	\$7,826.53	
*2024 CAM Reconciliation 1/1/2024-11/3/2024	\$6,192.00	
Total		\$53,017.71

Damages Under Lease		
Total		\$0.00

TOTAL DUE	\$551,375.60
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